



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE September 1, 2006	CONTACT/PHONE Holly Phipps 781-1162	APPLICANT Jill Backer and John Backer	FILE NO. COAL 06-0039 SUB2005-00225
<b>SUBJECT</b> Request by Jill Backer and John Backer for a Lot Line Adjustment (COAL 06-0039) to adjust the lot lines between two parcels of 2.09 acres and 37.98 acres. The adjustment will result in two parcels of 31.91 acres and 8.16 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and is located on the north side of Highway 41, at 8790 E. Highway 41 and is approximately 1 mile northwest from the town of Creston. The site is in the El Pomar/Estrella) planning area.			
<b>RECOMMENDED ACTION</b> Approve Lot Line Adjustment COAL 06-0039 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class General Rule Exemption (ED06-031) was issued on July 27, 2006.			
LAND USE CATEGORY Agricultural	COMBINING DESIGNATION None applicable	ASSESSOR PARCEL NUMBER 035-111-010	SUPERVISOR DISTRICT(S) 5
<b>PLANNING AREA STANDARDS:</b> None Applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> L.U.O. Section 22.22.040 Subdivision design, agriculture category			
<b>EXISTING USES:</b> Single-family dwelling, vineyards, agricultural accessory buildings, wells and grazing.			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Agricultural / scattered dwellings South: Agricultural / scattered dwellings East: Agricultural / scattered dwellings West: Agricultural / scattered dwellings			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Cal Trans, Santa Margarita Advisory	
TOPOGRAPHY: Gently rolling to steeply sloping	VEGETATION: Grass and vineyards
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Creston CDF	ACCEPTANCE DATE: May 17, 2005

#### ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between **number** legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
2.09	8.16
37.98	31.91

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to configure the parcels to maintain an equal status regarding the agriculture. The Agriculture Department's review of the proposed Backer Lot Line Adjustment (LLA) finds that the proposed parcels are equal to the existing parcels, with the incorporation of agricultural buffers. The recommended buffer distances are:

- On proposed Lot 2, 200 feet the west and north property lines, 120 feet from the east property line, and 140 feet from the south property line

The buffer distance is measure from the property line and restricts the location of future proposed occupied structures. The buffers do not otherwise restrict the use of property or the location of non-occupied structures such as barns or other outbuildings. The agriculture buffer will be recorded in an agreement.

The County Department of Agriculture supports lot line adjustments that either improve agriculture or do not adversely impact agricultural potential on parcels involved in the adjustment and surrounding agricultural lands, using the agricultural policies of the Agriculture and Open Space Element of the county General Plan and a review of the potential impacts to agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations. The minimum parcel size in Agricultural based on features including: access, average slopes, and land capability test results in a minimum parcel size of 40 acres. Staff has determined that the adjustment will maintain a position which is equal to the existing situation as neither parcel conforms to the minimum parcel size.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below the minimum parcel size (40 acres for irrigated soils) as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

**LEGAL LOT STATUS:**

The two lots were legally created by Certificates of Compliance at a time when that was a legal method of creating lots.

**FINDINGS - EXHIBIT A**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of two parcels to allow adequate area for agricultural buffers. The resulting parcels will maintain an equal to condition of the parcels prior to the approval of the lot line adjustment. According to Section 22.22.040 of the Land Use Ordinance, the minimum parcel size for agriculture land used for irrigated soils is 40 acres. Both the existing parcels are legal nonconforming to the present minimum parcel size. The adjustment will maintain an equal situation relative to the county's ordinances.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption because the proposed lot line adjustment will not increase the development potential and will not impact the environment and sensitive environmental resources. Therefore it can be seen with certainty that the proposed lot line adjustment will not have a significant effect on the environment.

**CONDITIONS - EXHIBIT B**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.

11. Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall enter into an agreement, in a form approved by County Counsel, which includes the following:

No occupied structures shall be located with the agricultural buffers distances as follows:

- a. On proposed Lot 2, 200 feet the west and north property lines, 120 feet from the east property line, and 140 feet from the south property line
  - b. Buffer distances shall be measured from the property line and shall restrict the location of future proposed occupied structures. The buffers do not otherwise restrict the use of the property or the location of non-occupied structures such as barns or other outbuildings.
  - c. Notification to prospective buyers of the county's right to farm ordinance currently in effect at any time said deed(s) are recorded.
  - d. Notification to prospective buyers of the consequences of existing and potential agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
12. Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall provide evidence of installation for a new well to serve proposed Parcel 1.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.



**San Luis Obispo County**  
**Department of Planning and Building**  
***environmental division***

**NOTICE OF EXEMPTION**

ENVIRONMENTAL DETERMINATION NO. ED06-031

DATE: July 27, 2006

**PROJECT DESCRIPTION**

ENTITLEMENT & P/D NO: Backer Lot Line Adjustment SUB2005-00225

LOCATION: 8790 E. Highway 41, Creston, CA

PROPOSED USES/INTENT: Lot Line Adjustment

APPLICANT: Jill Backer and John Backer

**EXEMPT STATUS/FINDINGS**

This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

**REASONS WHY PROJECT IS EXEMPT**

The proposed lot line adjustment is a minor alteration on land with greater than 20 percent slopes that will not change the land use or density. No environmental resources will be significantly impacted by the proposed lot line adjustment.

**ADDITIONAL INFORMATION**

Additional information pertaining to this notice of exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, County Government Center, San Luis Obispo, CA 93405, (805) 781-5600.

## REVIEW FOR EXEMPTION / ENVIRONMENTAL CHECKLIST

Project Title & No: Backer Lot Line Adjustment SUB2005-00225

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment, and is therefore exempt from CEQA.

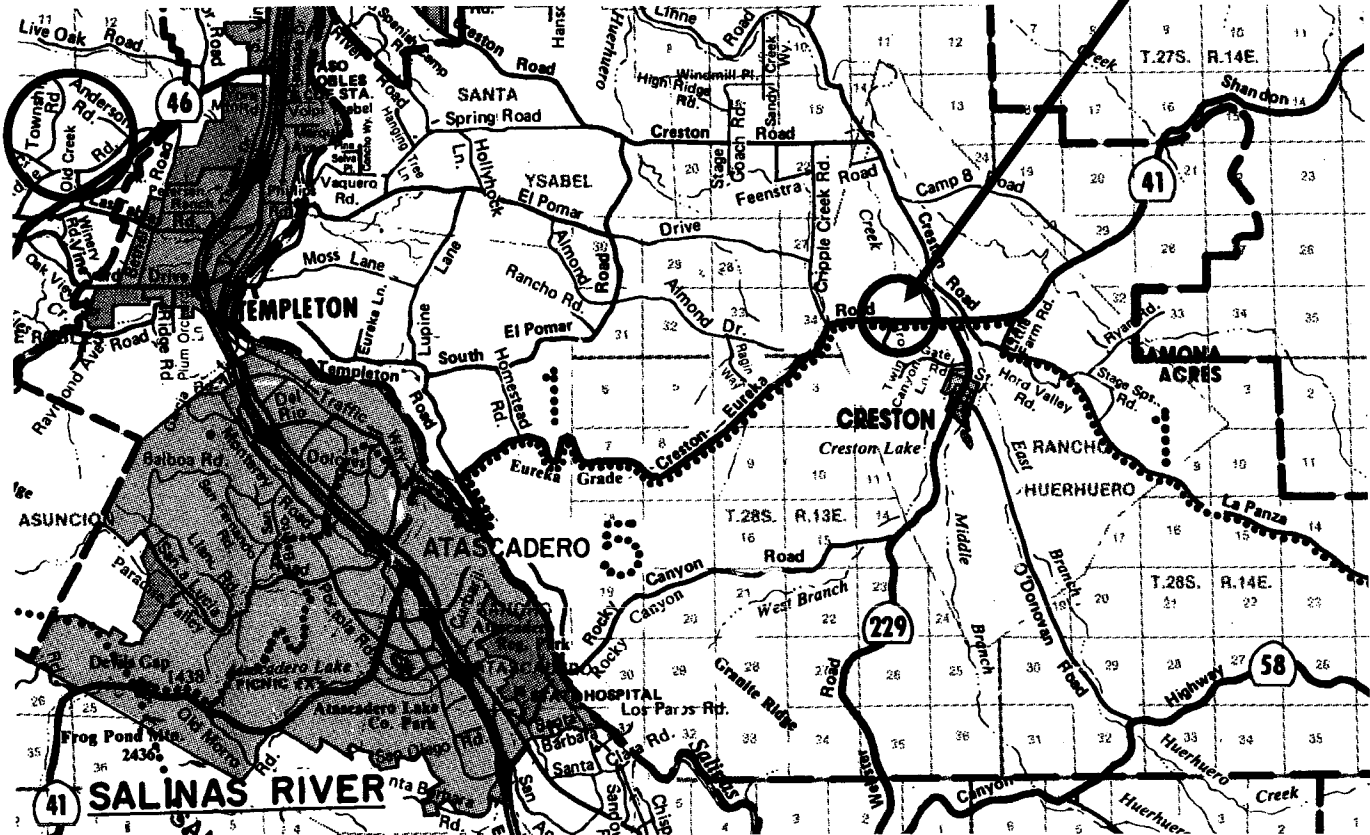
\_\_\_\_\_  
Ellen Carroll, Environmental Coordinator

July 27, 2006

\_\_\_\_\_  
Date



**SITE**



**PROJECT**

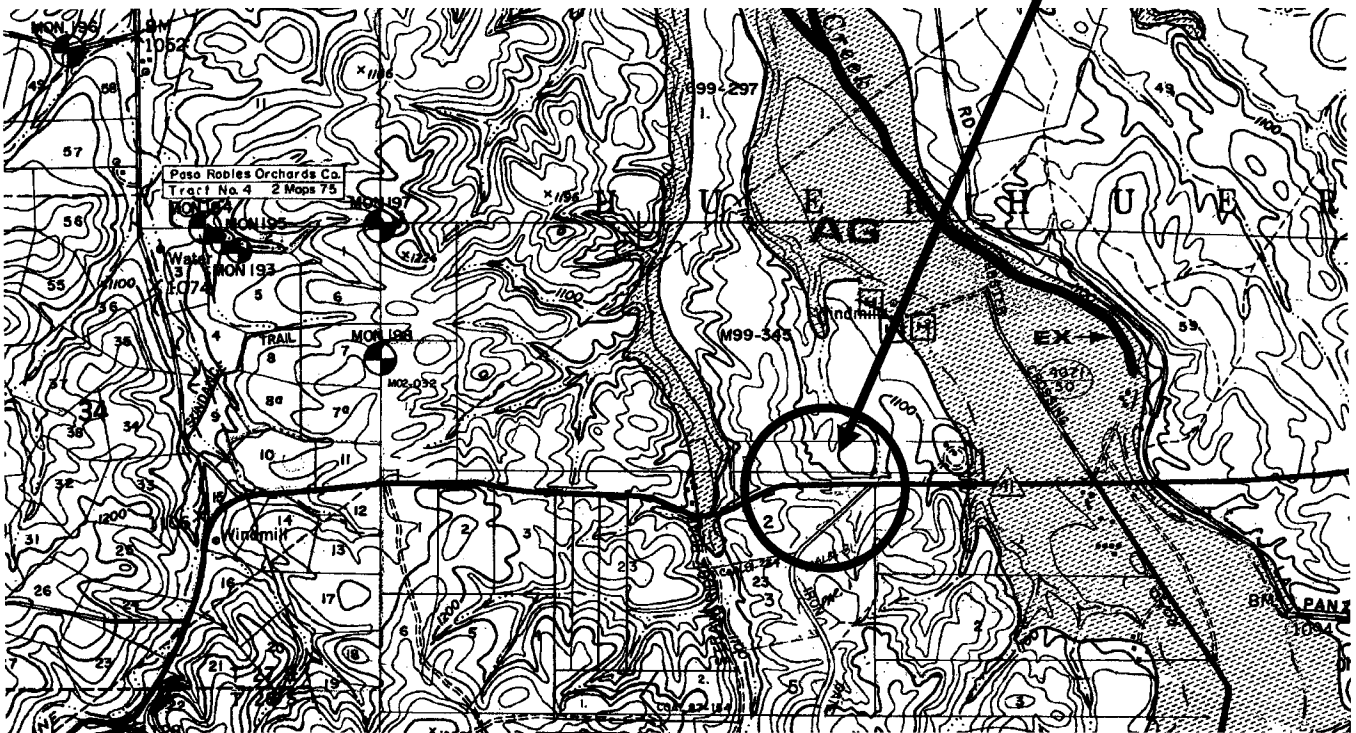
Lot Line Adjustment  
Backer SUB2005-00225



**EXHIBIT**

Vicinity Map

**SITE**



**PROJECT**

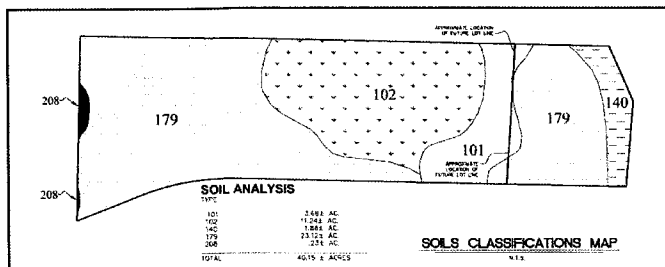
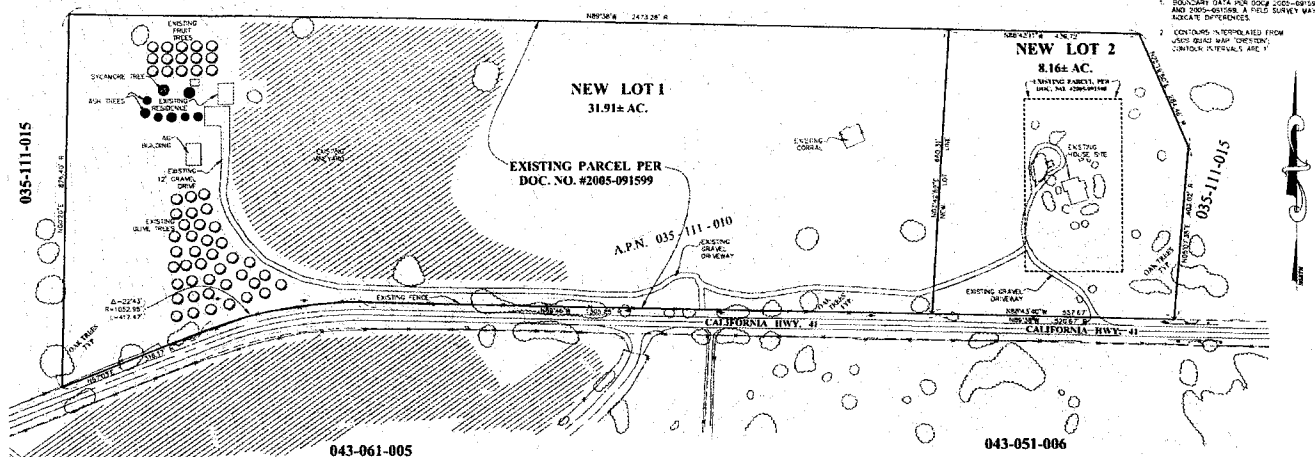
Lot Line Adjustment  
Backer SUB2005-00225



**EXHIBIT**

Land Use Category Map

035-111-015



## OWNERS/APPLICANTS

**OWNERS/APPLICANT**  
JOHN & JILL BACKER  
P.O. BOX 451  
CRESTON, CALIFORNIA 93432  
PH. 239-2450

**A.P.N.**

**ZONING DESIGNATION**  
A-2B(2) C-2B

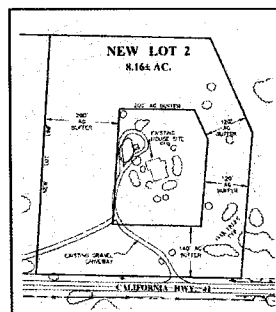
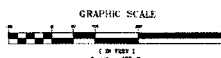
## EXISTING PARCELS

**EXISTING PARCELS**

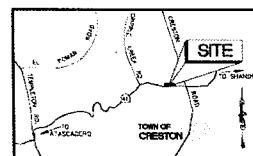
PARCEL, PER 2005-09/599	2.00 ± ACRES
PARCEL, PER 2005-09/599	37.50 ± ACRES
TOTAL 39.50 ± ACRES	

## PROPOSED PARCELS

PROPOSED PARCELS	
NEW PARCEL 1	31.81 ± ACRES
NEW PARCEL 2	8.16 ± ACRES
<b>TOTAL</b>	<b>40.07 ± ACRES</b>



## AGRICULTURE SETBACKS



### VICINITY MAP

**TENTATIVE LOT LINE  
ADJUSTMENT MAP  
COAL 06-0039**

BEING AN ADJUSTMENT  
BETWEEN THE PARCELS  
PER DOC#2005-091599 AND  
DOC#2005-091598, BEING IN  
PORTIONS OF LOT 58 & 69  
OF THE PUER HUERO RANCHO  
PER A MB 11C  
M. D. B. & M  
SAN LUIS OBISPO COUNTY  
STATE OF CALIFORNIA

## PROJECT

**Lot Line Adjustment  
Backer SUB2005-00225**



**EXHIBIT**

## Site Plan Map



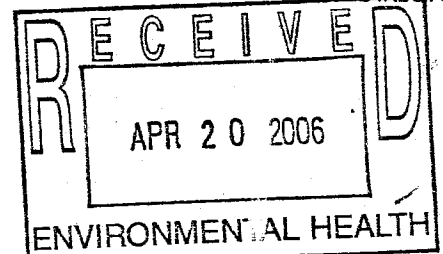
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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 4/19/06

TO: Env. Health

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00225 Applicant: BAKER  
LLA between 2 parcels -> 40.15 acre site (combined  
total) to be 7.55 & 32.6 acre sites. Located off  
Hwy. 41 in Creston. APN: 035-111-010.  
Return this letter with your comments attached no later than: 5-4-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES  
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Since parcel 2 is the developed parcel and parcel 2 is  
increasing in size, this office has no concerns at this  
time.

4/26/06  
Date

H. Sales  
Name

781-5551  
Phone

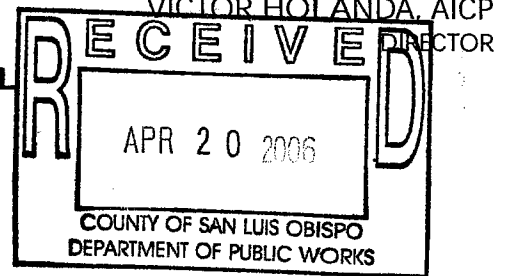


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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 4/19/06

From: to: PN

To: FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00225 Applicant: BACKER

LLA between 2 parcels -> 40.15 acre site (combined total) to be 7.55 & 32.6 acre sites. Located off Hwy. 41 in Creston. APN: 035-111-010.  
Return this letter with your comments attached no later than: 5-4-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment.

5/11/06  
Date

Jill Ogren  
Name

781-5263  
Phone



COUNTY OF SAN LUIS OBISPO

**Department of Agriculture/Measurement Standards**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

**DATE:** June 2, 2006

**TO:** Holly Phipps, North County Planning Team

**FROM:** Michael J. Isensee, Agriculture Department *MJl*

**SUBJECT:** Backer Lot Line Adjustment Sub2005-00225 Ag Dept #1144

**Summary of Findings**

The Agriculture Department's review of the proposed Backer Lot Line Adjustment (LLA) finds that the proposed parcels to be equal to the existing parcels and configuration with the following mitigation measures:

- Agricultural buffers on new lot 2 of 200 feet from the west and north property lines, 120 feet from the eastern property line, and 140 feet from the southern property line. See report for further details.
- Require Right to Farm notification/disclosure for all future successors in interest of the project properties

With these mitigation measures, the loss of nearly 5.5 acres of potentially productive agricultural land to a parcel that has very limited agricultural potential can be minimized. While the project is increasing the size of a rural residential-sized parcel in the middle of an agricultural area, the increase provides for adequate opportunity to provide sufficient agricultural buffers. These buffers can minimize long-term impacts to agricultural from adjoining incompatible development.

The County Department of Agriculture reviews lot line adjustments in order to make recommendations that either improve agricultural capability or do not adversely impact the agricultural potential on parcels involved in the adjustment, utilizing the agricultural policies of the Agriculture and Open Space Element of the County General Plan and a review of the potential impacts to agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations. Comments and recommendations in this report are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have any additional questions, I can be reached at 781-5753.

## **INTRODUCTION**

The project property is located at 8790 East Highway 41, approximately 1.0 miles northwest from the town of Creston. The project properties consist of an approximately 2.1-acre parcel (#2005-091598) and a 37.25 parcel (#2005-091599). The smaller parcel is entirely within the larger property and is located near the eastern edge of the larger lot. There are currently two separate points of access off Highway 41.

The applicant is requesting a lot line adjustment "to slightly increase the size of a substandard parcel thereby providing adequate area for agricultural buffers and locate all productive agricultural lands on one parcel." The larger lot has a residence completed in 2003. The smaller lot has a former house site in the center of the lot. There does not appear to be a lack of buildable sites on either parcel under the current or proposed parcel configurations. The larger parcel is currently planted with approximately 9 acres of wine grapes and a 1-acre orchard located on the western portion of the parcel near the existing residence.

## **SOILS**

The existing parcels contains the following soil types and capability classifications and approximate acreages:

Soil Type		Irrigated Classification	Nonirrigated Classification	Small Lot	Large Lot	Totals
Arbuckle Fine Sandy Loam, 2-9%	Prime	III	IV	0	3.9	3.9
Arbuckle Positas Complex, 9-15%		IV	IV	0	13.1	13.1
Elder Loam, 0-5%	Prime	II	IV	0	0.9	0.9
Nacimiento-Los Osos Complex, 9-30%		IV	IV	2.1	20.7	22.8
TOTAL ACREAGE				2.1	38.6	40.7

The proposed parcels would have the following soils and acreages (approximately):

Soil Type		Irrigated Classification	Nonirrigated Classification	New Small Lot	New Large Lot	Totals
101 Arbuckle Fine Sandy Loam, 2-9%	Prime	III	IV	0.4	3.5	3.9
102 Arbuckle Positas Complex, 9-15%		IV	IV	0	13.1	13.1
140 Elder Loam, 0-5%	Prime	II	IV	0.9	0	0.9
179 Nacimiento-Los Osos Complex, 9-30%		IV	IV	6.4	16.4	22.8
TOTAL ACREAGE				7.7	33.0	40.7

## **EVALUATION**

The Agriculture Department evaluates lot line adjustments (LLAs) based on several factors, including 1) the configuration of the property lines, 2) the presence of agriculturally productive soils, 3) the eligibility of the resulting parcels for agricultural preserve contracts, and 4) any other issues creating incompatibility with agriculture. For a LLA to be considered equal to or better

than the existing configuration, no factor should worsen when compared to the existing configuration.

1. The proposed configuration removes approximately five and one-half acres of land from the larger and most capable parcel, losing approximately 12 percent of the total parcel acreage. The small parcel gains this acreage, increasing in size approximately 260% from its existing size. The proposal would not create two capable parcels, as the total land area is not capable of supporting two separate capable agricultural parcels. However, due to the existing lot configuration the proposal would not significantly impact the agricultural potential of the larger lot. The 200-300 feet of the larger parcel surrounding the smaller presents difficulties to farm in its existing configuration. The proposed configuration would allow for a minimal but adequate agricultural buffer, which would help to ensure compatibility between the smaller parcel and adjoining parcels with existing or potential future agricultural uses. *In this regard the proposed LLA does not significantly worsen the existing situation.*
2. Approximately one acre of potentially prime soil (of five total acres) would be impacted by the proposed LLA, as the proposal places prime *Elder Loam* soil found along the West Huerhuero onto the smaller parcel and may marginally impact the *Arbuckle Fine Sandy Loam* on the west side of the proposed small parcel (The soils analysis prepared by the applicant shows the proposed parcel line not impacting the prime soils in this area, but also shows a larger amount of the Elder Loam, 1.88 acres, impacted along the eastern property line). However, all of the soils on the project site would be considered capable of supporting certain types of agricultural intensification, and the class IV soils are generally at least as capable of supporting vineyards and orchards. These soils do require a greater deal of management and care to avoid erosion and successfully grow crops. *In this regard the proposed LLA does not significantly worsen the existing situation.*
3. The larger parcel would not currently qualify for an agricultural preserve contract, nor would it qualify in the proposed configuration. The same is true of the smaller lot. *In this regard the proposed LLA is equal to the existing configuration.*
4. There are no other agricultural resource issues relating to this LLA.

### **RECOMMENDED MITIGATION**













The Agriculture Department recommends the following mitigation measure:

- Buffers for adjoining agricultural properties on all sides of the smaller parcel (proposed new lot 2). Include a 200-foot agricultural buffer on the west and north, 120 foot on the east and 140 foot on the south portions of the proposed new lot 2. The recommended buffer distances are for occupied structures only and do not preclude other uses of the buffer area. Due to the presence of Huerhuero Creek on the east and Highway 41 to the south, buffer distances in these directions have been reduced by 80 feet for the stream and 60 feet for the Highway ROW, respectively.
- Require Right to Farm notification for all future successors in interest of the project properties.



Backer SUB2005-00225 (Ag 1144)  
SOILS, BUFFERS

Legend

-  Backer current large
  -  Backer current small
  -  Backer proposed small
  -  Crop
- PASO: IRR, NON, PRIME
-  I, IV, Prime
  -  II, IV, Prime
  -  III, IV, Prime
  -  I, IV,
  -  II, IV,
  -  III, IV,
  -  IV, IV,
  -  VI, VI,

